

**City of Greensboro  
North Carolina  
Greensboro Minimum Housing  
Commission Meeting**

**REGULAR SESSION**

**1:33 P.M.**

**JANUARY 10, 2012**

**Commission Members Present:**

Tim Vincent, Chairman  
Angela Harris  
Jeff Nimmer  
Shermin Ata  
Jim Burgess

**Staff Present:**

Wanda Hovander, Inspector  
Chris Jones, Inspector  
Mike Williams, City Attorney  
Mary Lynn Anderson, City Attorney's Office  
Don Sheffield, Commercial Demolitions  
Roy McDougal, Inspector  
Lori Loosemore, Inspections Supervisor

**1. APPROVAL OF MINUTES FROM DECEMBER 13, 2011 MEETING:**

Mr. Burgess moved to approve the minutes from the December 13, 2011 meeting, seconded by Ms. Harris. The Commission voted unanimously 4-0 in favor of the motion.

Ms. Ata joined the meeting at 1:36 p.m.

**New Cases:**

- 2. 700 North English Street – (TMN 128-8-20)/Parcel # 0020006) – Irene Agapion Palamaris and George S. Palamaris, Owners -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors McDougal and Hovander. (INSPECTOR UPHELD)**

Inspector Hovander stated that 700 North English Street is being submitted as less than 50 percent damaged. The property is not part of a duplex or apartment. A title search was completed on the property in March, 2011. The date of inspection was April 19, 2011. All parties were notified of the hearing. The date of hearing was May 19, 2011. No one appeared for the hearing. The order was issued June 1, 2011, and expired July 1, 2011. The City did have to order the building secured and the owner secured it. The last date of visual inspection was January 6, 2012 by Inspector Roy McDougal. There are children in the area but no school nearby. There is no history of police complaints. In the opinion of the Inspector, the owners have abandoned their intent to repair the property.

Counsel Williams asked Inspector Hovander if the video being shown was a fair and accurate representation of the property; if all parties of interest were properly served with all Orders, Notices, and Complaints issued in this matter; the last date the property was visited was January 6, 2012; this property is not a duplex or multiunit property; and there are more than five separate types of violations of any of the Minimum Standard Housing Codes. Inspector Hovander stated that she agreed with all the information.

Inspector Hovander stated that the list of violations include electrical equipment needs to be properly installed and maintained; doors difficult to operate; missing smoke detectors; plumbing facilities must be maintained in a safe, sanitary and functional condition; every occupant shall dispose of garbage in a clean and sanitary manner; unclean and unsanitary floors, ceilings and/or walls; rotten flooring must be repaired, building permit is required; loose floor covering must be repaired or replaced; peeling, chipped or flaking paint must be repaired, removed or covered; cracks, holes or loose plaster, decayed wood or other defective material must be corrected; bathrooms must have a door and interior lock; bedrooms must have a door and interior lock; locks not maintained or missing from windows; screens required on windows; cracks, holes or loose plaster, decayed wood or other defective material must be corrected; every window shall open and close as per manufacturer's instruction; exterior wood surfaces needs to be maintained by painting or other protective coating; foundation wall has holes or cracks; handrails required on one side of stair having more than 4 risers; repair window glazing; doors difficult to open; roof drains, gutters and downspouts in disrepair.

Chair Vincent noted that Ms. Ata joined the meeting and was present to hear the violations.

There was no one present wishing to speak on the property.

Mr. Burgess moved to uphold the Inspector, seconded by Mr. Nimmer. The Commission voted unanimously 5-0 in favor of the motion.

Chair Vincent stated that the property involved in this matter is located at 700 North English Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**3. 2003 Golden Gate Drive – (TMN 1258-7-4/Parcel # 0012905) – Alliance Commercial Investments, LLC, Owners -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors McDougal and Hovander. (INSPECTOR UPHELD)**

Inspector Hovander stated that 2003 Golden Gate Drive is not part of a duplex or apartment. A title search was completed on the property in May, 2010. The date of inspection was in May, 2008. All parties were notified of the hearing. The date of hearing was December 28, 2010. No one appeared for the hearing. The order was issued January 5, 2011 and expired February 4, 2011. The City did have to order the building secured and the owner secured it. The last date of visual inspection was January 6, 2012 by Inspector Hovander. There are children in the area but no school nearby. There is no history of police complaints. In the opinion of the Inspector, the owners have abandoned their intent to repair the property.

Counsel Williams asked Inspector Hovander if the video being shown was a fair and accurate representation of the property; if all parties of interest were properly served with all Orders, Notices, and Complaints issued in this matter; the last date the property was visited was January 6, 2012; this property is not a duplex or multiunit property; and there are more than five separate types of violations of any of the Minimum Standard Housing Codes. Inspector Hovander stated that she agreed with all the information.

Inspector Hovander stated that the list of violations include accessory structure structurally unsound or in disrepair; exterior doors, assemblies or hardware not in good condition; exterior paint peeling, flaking or chipped; exterior structural members deteriorated; foundation walls shall prevent entry of rodents and pests; glazing: cracks and/or holes; interior doors shall fit frame and open and close; interior equipment in disrepair; interior equipment unsanitary; interior structure unsanitary; interior surfaces are have cracks or loose plaster; interior surfaces have decayed wood; interior surfaces are unclean, unsanitary, or not in good condition; interior walking surface in unsound condition or disrepair.

There was no one present wishing to speak on the property.

Mr. Burgess moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted unanimously 5-0 in favor of the motion.

Chair Vincent stated that the property involved in this matter is located at 2003 Golden Gate Drive in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

#### **Continued Cases:**

4. **3728 Central Avenue – (TMN 210-3-11) – Jonathan and Mary Odin, Owners. In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the April 12, 2011; July 12, 2011 and October 11, 2011 Housing Commission meetings. Inspectors McDougal and Hovander. (CONTINUED UNTIL APRIL, 2012 MEETING)**

Inspector Hovander stated that 3728 Central Avenue is a case continued from the October 11, 2011 Commission meeting. She took video of the property on January 9, 2012. She felt the owner had made some progress on the property; however, there are still outstanding violations that require correction.

Chair Vincent asked if any one was present wishing to speak on the property.

Wayne Odin, owner, resides at 1101 Timberview Drive in Charleston, West Virginia. He indicated that progress was being made on the interior and exterior. He plans to address the violations first and then focus on making the house ready for sale. Living out of town and being in school makes it difficult to work on the property with regularity.

Inspector Roy McDougal, City of Greensboro, confirmed that progress, although slow, was being made on the property.

Chair Vincent asked him to clarify his timeline on the property. Due to the winter weather, Mr. Odin asked for 90 more days to bring the house up to code.

Mr. Nimmer moved to continue the case until the April, 2012 meeting, seconded by Ms. Harris. The Commission voted unanimously 5-0 in favor of the motion.

**5. 1523 Tucker Street – (TMN 179-4-5) Robert L. Hall, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the October 11, 2011 and December 13, 2011 meeting. Inspectors McDougal and Hovander. (CONTINUED UNTIL THE APRIL, 2012 MEETING)**

Inspector Hovander stated that 1523 Tucker Street was continued from the December 13, 2011 meeting. The last date of visual inspection was January 9, 2012 by Inspector Hovander who met Don Sheffield and Inspector McDougal at the site. They walked the property together with the contractor. The list of violations has been updated.

The list of updated violations included windows, skylights, doors, or frames are unsound, in disrepair, or not weather tight; glazing has cracks or holes; exterior handrail or guard not firmly attached or fastened; incapable of supporting loads or not in good condition; interior surfaces have defective surface conditions; electrical wiring not properly maintained; smoke alarms required in existing dwelling; light fixtures inside unit hanging loose and in disrepair; missing cover plates on switches and outlets; missing smoke detectors required in sleeping areas, hallways, outside sleeping areas on each level; missing handrail at front steps; missing heating unit; and exposed wiring on side where heating unit is missing on exterior. She stated that the owner has acquired a building permit; however, a plumbing permit is needed along with an electrical permit for all electrical work.

Chair Vincent asked if there was any one present wishing to speak on this property.

Lynn Hall, 265 Fox Lake Drive in Columbia, South Carolina, informed the Commission that the heating and air unit was recently stolen. They plan to file a police report and deal with their insurance company. She indicated their plans to secure plumbing, mechanical, and electrical permits. Mr. Sheffield informed her that the electrical work inside the unit does not require a permit. She said the heating and air issue was a new concern and progress will depend on results from the police report and insurance company. Even though the heating and air unit replacement is a new issue, she anticipated 60-90 days for repairs. She will continue to work on the other violations in the meantime.

Ms. Ata moved to continue the case until the April, 2012 meeting, seconded by Mr. Nimmer. The Commission voted unanimously 5-0 in favor of the motion.

**6. 3504 North Church Street – (TMN 412-2-23) – Aureliano Rocha, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the June 14, 2011; October 11, 2011, and January, 2012 Housing Commission meetings. (CONTINUED UNTIL APRIL, 2012 MEETING)**

Inspector Hovander stated that 3504 North Church Street is a continued case. Inspector Hovander took video of the property on January 9, 2012. She noted no change in the condition of the property.

Chair Vincent noted that at the last meeting the owner indicated his plan to demolish the property.

Counsel Williams asked Inspector Hovander if the video being shown was a fair and accurate representation of the property; if all parties of interest were properly served with all Orders, Notices, and Complaints issued in this matter; the last date the property was visited was January 9, 2012; this property is not a duplex or multiunit property; and there are more than five separate types of violations of any of the Minimum Standard Housing Codes. Inspector Hovander stated that she agreed with all the information.

Inspector Hovander stated that the list of violations include broken glass; cracked/damaged foundation wall; doors inadequately screened; dwelling unit does not have running water; electrical power not on at time of inspection; floor not level; holes in interior wall/partitions; install window locks; loose floor covering; loose floor; loose material on interior wall/partitions; loose roof covering; loose sheetrock on ceiling; make windows operable; missing UL listed smoke detector; repair or replace porch floor;

privacy lock missing from required interior door; privacy lock, operable, missing from required interior door; repair or replace cabinets; rotted boards on exterior wall; rotted interior wall/partition studs; rotten flooring; rough, uneven, irregular flooring; unclean/unsanitary ceiling; unclean/unsanitary floor; unclean/unsanitary walls; untreated deteriorative surface; weather permeable exterior wall/siding; window sills rotten; and windows inadequately screened.

Aureliano Rocha, 2404 Foster Dell Lane in Winston Salem, North Carolina, is the owner of the property. Mr. Rocha spoke with the aid of an interpreter, Veronica Mancera, with the City of Greensboro. He has received estimates for asbestos abatement and is still planning to demolish the property. He gave an overview of his situation relative to funding the project. Mr. Rocha hoped that funds would be available in March or April for the asbestos abatement. He plans to demolish the property with the help of his family to save costs. There was a discussion about the costs involved with asbestos abatement. He recalled that the cheapest estimate for abatement was \$8,000 but he was unsure of the degree of asbestos in the house. Mr. Rocha received three estimates and is in process of obtaining more quotes.

Mr. Burgess moved to continue the case until the April, 2012 meeting, seconded by Mr. Nimmer. The Commission voted unanimously 5-0 in favor of the motion.

**7. 1018 Willard Street – (TMN 196-10-27) James B. Fleet Jr., Trustee – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the November 8, 2011 and December 13, 2011 Housing Commission meetings. Inspectors McDougal and Hovander. (CONTINUED UNTIL FEBRUARY, 2012 MEETING)**

Inspector Hovander stated that 1018 Willard Street is a continued case from the December, 2011 meeting. She visited the property and took the video on January 6, 2011. She noted the only change in the condition of the property was that some debris had been cleared.

Chair Vincent asked if there was any one present wishing to speak on the property.

Realtor Beverly Kehayes, 709 Percy Street, informed the Commission that the house has been listed for sale for \$20,000. There were no showings at this price and the price was reduced to \$17,000. The house has been shown once since the price was lowered.

Inspector McDougal asked Ms. Kehayes to make sure the back door was secured.

Mr. Burgess moved to continue the case until the February, 2012 meeting, seconded by Ms. Ata. The Commission voted unanimously 5-0 in favor of the motion.

Chair Vincent advised Ms. Kehayes that the Commission is ready to uphold the Inspector at the next meeting if the property has not sold. He explained the process of upholding the Inspector and Inspector Hovander explained the option of a bonding contract to grant an additional six months for the new owner to repair the property.

**8. 517 Park Avenue – (TMN 27-5-13) – Judith and John Worsley II, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the June 14, 2011; October 11, 2011; and December 13, 2011 Housing Commission meetings. Inspectors McDougal and Hovander. (CONTINUED UNTIL FEBRUARY, 2012 MEETING)**

Inspector Hovander stated 517 Park Avenue is a continued case from the December, 13, 2011 meeting and it is located in the historic district. The owner did get a Certificate of Approval (COA) to repair the property. The COA was issued January 26, 2011. Inspector Hovander visited the property January 10, 2012 to take the video being shown.

Chair Vincent asked if there was any one present wishing to speak on the property.

Robert Ricks, licensed general contractor, resides at 519 Park Avenue. He asked the Commission to continue the case for 30 days so he could organize the property. He expressed his surprise at the presence of miscellaneous items in the house that need to be removed. There are also items missing from the house. He said that work was supposed to be done at the property that has not been done. He plans to ask an Inspector to visit the property to update the violations.

Inspector Hovander commented that the property is in worse condition now than upon her original visit and confirmed that the amount of violations on an updated list would increase.

Mr. Ricks has been out of town and plans to continue in the capacity of general contractor for the property to finish repairs. The property will be put up for sale after repairs have been completed.

Inspector Hovander explained the process of upholding the Inspector in a historic district. She also reviewed the timeline for the case. Mr. Ricks explained that funding was the primary reason repairs did not begin after a COA was obtained a year ago; however, funding is no longer an issue.

Mr. Burgess moved to continue this case until the February, 2012 meeting, seconded by Ms. Harris. The Commission voted unanimously 5-0 in favor of the motion.

**9. 3935 Eastland Avenue – (TMN 3-146-A-49-11) –Heirs of Isabella Moton, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the April 12, 2011; July 12, 2011; October 11, 2011; and December, 2012 Housing Commission meetings. Inspectors McDougal and Hovander. (CONTINUED UNTIL FEBRUARY, 2012 MEETING)**

Inspector Hovander stated that 3935 Eastland Avenue is a continued case. She was at the property on January 9, 2012 and noted that no repairs had been made to the property since her last visit.

Chair Vincent asked if any one was present wishing to speak on this property.

Richard Haith, 3303 Bristlecone Road, updated the Commission on plans for the property. He explained that the church is trying to sell the property and there is no money within the estate. The church is the executor of the estate. The church has paid approximately \$10 to \$12 thousand dollars in medical expenses and taxes on behalf of the deceased and they can no longer afford to bring the house up to standards. The deceased owner's will stated that the property would go the Church to benefit the Building Fund.

Chair Vincent stated that the only option left to the Commission at this point is to uphold the Inspector. Mr. Haith commented that it is his understanding if the house is demolished, it will become a lien of the State. He asked how the Church would be affected as a consequence. Counsel Williams stated that he should direct this question to his attorney, Mr. Benjamin. He explained that he can only give advice to the City of Greensboro.

In response to a question from Counsel Williams, Mr. Haith confirmed that the church does not own the property. The church is representing the estate.

Counsel Williams asked Inspector Hovander if the video being shown was a fair and accurate representation of the property; if all parties of interest were properly served with all Orders, Notices, and Complaints issued in this matter; the last date the property was visited was January 9, 2012; this property is not a duplex or multiunit property; and there are more than five separate types of violations of any of the Minimum Standard Housing Codes. Inspector Hovander stated that she agreed with all the information.

Inspector Hovander stated that the list of violations included accessory structure structurally unsound or in disrepair; exterior property or premises unclean or unsafe; exterior paint peeling, flaking or chipped; exterior metal surfaces subject to corrosion shall be coated to inhibit such; exterior walls: coat to prevent deterioration; roof and flashing shall be sound, tight, and not admit rain; roof drains, gutters or downspouts in disrepair; overhang extensions: protect metal and wood with weather coating materials; exterior stairways, decks, porches, or balconies in disrepair; windows, skylights, doors or frames unsound, in disrepair, or not weather tight; glazing has cracks and/or holes; windows, inoperable and are not easily opened; exterior doors, assemblies or hardware not in good condition; locks shall secure entrance door to unit or guestroom; interior structure is structurally unsound; interior equipment in disrepair; interior surfaces are unclean, unsanitary, or not in good condition; interior surfaces have paint peeling, chipping, flaking or abraded; interior surfaces have cracked or loose plaster; interior surfaces have other defective surface conditions, holes in walls, interior walking surface in unsound conditions or disrepair; rubbish or garbage accumulated at interior of structure; plumbing fixtures have other defects, the bathroom toilet tank is busted; solid fuel-burning appliance not properly installed and maintained; electrical equipment not properly maintained; and single station smoke alarms required in existing dwelling unit.

Mr. Nimmer moved to continue the case until the February, 2012 meeting to allow the church to meet with their attorney, seconded by Mr. Burgess. The Commission voted unanimously 5-0 in favor of the motion.

**10. 1302 North English Street – (TMN 00-00-0187-0-0013-00-005) – Kelman Properties and Jennifer Kelman, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the July 12, 2011 Housing Commission meeting. Inspectors McDougal and Hovander. (INSPECTOR UPHELD)**

Inspector Hovander stated that an order to uphold the Inspector was passed for 1302 North English Street but it had to be rescinded for service issues. She stated that the video being shown was taken on January 5, 2012. The property is vacant.

Counsel Williams asked Inspector Hovander if the video being shown was a fair and accurate representation of the property; if all parties of interest were properly served with all Orders, Notices, and Complaints issued in this matter; the last date the property was visited was January 5, 2012; this property is not a duplex or multiunit property; and there are more than five separate types of violations of any of the Minimum Standard Housing Codes. Inspector Hovander stated that she agreed with all the information.

Inspector Hovander stated that the list of violations included accessory structure structurally unsound or in disrepair; electrical code violations referred to the trade inspector; electrical equipment not properly maintained; cracks or holes in glazing; interior doors shall fit frame and open and close; interior equipment in disrepair; interior surfaces have other defective surface conditions, holes in walls, ceiling leaking due to roof leak, interior surfaces are unclean, unsanitary or not in good condition; mechanical code violations referred to trade inspector; overhang extensions in disrepair, improperly anchored, or unsafe; plumbing code violations referred to trade inspector; roof and flashing shall be sound, tight, and not admit rain; and roof drains, gutters or downspouts obstructed.

There was no one present wishing to speak on this matter.

Ms. Harris moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted unanimously 5-0 in favor of the motion.

**ADJOURN:**

There being no further business before the Commission the meeting was adjourned at 2:45 p .m.

Respectfully submitted,

Tim Vincent, Chairman  
Greensboro Minimum Housing Commission  
TV:sm/jd